

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

Ritchie Bros. Special Use Permit for an Auctioneering Facility

2. Name of applicant: *Ritchie Bros. Properties*

3. Address and phone number of applicant and contact person:

Scott Lennon

4000 Pine Lake Rd

Lincoln, NE 68516

Ph. 801-455-9005

4. Date checklist prepared: *June 2010*

5. Agency requesting checklist: *Lewis County*

6. Proposed timing or schedule (including phasing, if applicable):

To apply for and receive approval of a Special Use Permit that would allow for the development of an Auctioneering Facility on the subject property.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Actual development plans will be proposed under separate construction permit application(s).

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

1. *Phase 1 environmental report;*
2. *Critical Areas Report;*
3. *Archaeological Report;*
4. *and Traffic impact Study;*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

10. List any government approvals or permits that will be needed for your proposal, if known.

The proposed Auctioneering Facility will require: A Special Use Permit, Critical Areas approval, Building and Engineering Permit.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposed site for the auctioneers facility is approximately 203+/- gross acres in size. The applicant proposes to grade approximately 123+/- acres of the site and make it suitable for the display of equipment and buildings. Three buildings will be constructed on site: an auction building, providing for the administration of the facility as well as the actual auction event, a refurbishment building, providing optional cosmetic improvements for the equipment to be sold, and a check-in building monitoring the incoming and outgoing equipment from the site. The remaining 80 acres, primarily located along the south, west and north property lines will be developed with a setback/buffer zone including berms, native vegetation, stormwater facilities and other low impact rural type uses that will maintain and enhance the rural character of the area.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Site is bounded by I-5 on the east, Koontz Rd on the north, N. Military Rd on the west and Avery Rd to the south. See the application for parcel numbers.

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other *The site is fairly flat with slopes ranging from 2-5%.*
- b. What is the steepest slope on the site (approximate percent slope) *5%*
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The site is mapped with Prather silty clay loam soils (0-5% slopes) over a majority of the site. A small percentage of the site is mapped with Lacamas silt loam (0-3% slopes).

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

The site will require approximately 157,000 cy of soil strippings that will be used to construct the landscape berms along N. Military and Koontz Roads. Site grading is estimated to be 303,000 cy of cut and 308,000 cy of fill to balance the earthwork for the site. Approximately 382,000 cy of crushed road will be import to construct the access road, parking and yard display areas. Material will be from local approved gravel mines. No soil will be exported from the site.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Standard erosion control measures consistent with County code will be used. Onsite soils have a slight erosion hazard. Best Management Practices as outlined by the Stormwater Management Manual for Western Washington and Lewis County Stormwater Ordinance will be used to control sediment onsite.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

About 5%, 10 acres, of the site is proposed to be buildings and asphalt and therefore impervious surface. The area of the site set aside for event parking and equipment display, approx 113+/- acres, will be designed to accommodate the loads but can be some sort of crushed rock with permeable qualities.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Compliance with the County's erosion control ordinances. An engineered temporary erosion control and sedimentation plan will be prepared at the time of civil engineering final design. This plan will be compliant with the requirements of the Stormwater Management Manual for Western Washington and Lewis County Stormwater Ordinance.

a. **Air**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Typical construction emissions while the site is under construction. Once complete, automobile and equipment emissions associated with the auction events and the day to day operation of the facility.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Compliance with state and local ordinances related to air quality.

3. **Water**

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are several agricultural ditches that cross the property out letting at the northwest corner of the site and at the southeast corner of the site. These waters ultimately flow into the Stearns Creek watershed and the Olequa Creek watershed. Several wetlands cover about 5 acres of the site as well. Appropriate measures will be put in place to manage flows at their predevelopment rates as described in section 3.c.(1).

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The development plan for the project does anticipate relocating many of the wetlands and the agricultural ditches. However, any relocation will be done in compliance with Lewis Co. critical areas codes, DOE and WDFW.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Approximately 5,190 sf of Wetland 'A' will be filled (770 cy of fill) to construction the new access road. Wetlands B through I as listed in the wetland report will be filled or excavated out to construction the new yard area and southern stormwater ponds. This total area of Wetlands B through I is 37,845 sf for a total of 43,035 sf of permanent impacts to wetlands.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

One of two existing water wells on the property will be decommissioned. A new water well will be established on site that complies with DOE's 5,000 gal exemption. The second well in the southeast corner of the site will be maintained.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

A septic system will be designed and constructed on the property to serve the day to day use of the office facility. During auction events additional portable toilets will be dispersed throughout the auction display yard. A surge tank will be designed to temporarily hold the increased flows from the auction day events. This surge volume will be discharged to the onsite drain field at a programmed dose over time. .

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow?

Will this water flow into other waters? If so, describe.

The project will comply with Lewis County Stormwater Ordinance and DOE stormwater Management Manual for Western Washington. Surface water will be collected in storm ponds and released into the natural drainage basins at pre-development rates. All stormwater runoff will be treated prior to discharge. A preliminary stormwater site plan report and calculations has been prepared for this site and is included with this permit application.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Not in significant amounts.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Compliance with County codes and standards for stormwater management.

4. **Plants**

a. Check or circle types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☒ shrubs
☐ grass
☒ pasture
☐ crop or grain
☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Vegetation will be stripped from most of the site. Approximately 40% of the site will be re-vegetated using native plants.

c. List threatened or endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Since over half of the site will no longer have vegetation, native vegetation will be used to re-vegetate the site preserving and enhancing the character of the area.

5. **Animals**

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- ☒ birds: hawk, heron, eagle, songbirds, other:
☒ mammals: deer, bear, elk, beaver, other:
☐ fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site. *None Known*

c. Is the site part of a migration route? If so, explain.

No.

TO BE COMPLETED BY APPLICANT

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- d. Proposed measures to preserve or enhance wildlife, if any:

Our plan to provide a substantial buffer around the perimeter of the site will provide wildlife habitat and a foraging corridor. Proposed enhancements to existing wetlands, created wetlands, stream corridors and the perimeter berms will be vegetated with a diverse mix of native trees, shrubs, and ground cover to enhance wildlife habitat. These features will be subjected to a 10-year maintenance and monitoring program to assure plant survivability and invasive plant (scotch broom and European blackberries) control.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity and Natural Gas. Energy will be used for typical office needs.

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

Standard construction practices which utilize Washington's Energy Code to minimize energy use.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe.

None known

- 1) Describe special emergency services that might be required.

None.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

None.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Our site is immediately adjacent to I-5. The completed site will actually buffer other sites from the noise of the interstate.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Typical noise associated with an office most of the time. Noise will increase due to equipment delivery and departures around auction dates.

3) Proposed measures to reduce or control noise impacts, if any:

None.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?

Pasture and grazing land.

b. Has the site been used for agriculture? If so, describe.

Continually.

c. Describe any structures on the site.

No structures.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

RDD 10 – Rural Development District – 10 acre minimum lot size.

f. What is the current comprehensive plan designation of the site?

Rural

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Potential wetlands and streams are identified on the property. We have completed a Critical Areas report to address onsite wetlands and streams..

i. Approximately how many people would reside or work in the completed project?

No residents, approx 25 +/- employees.

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Ritchie Bros. Auctioneers has worked together with County staff to select a site that complies with the County's land use plans.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

- c. Proposed measures to reduce or control housing impacts, if any:

None.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Buildings 35 +/- ft, mechanical equipment 40 +/- ft.

- b. What views in the immediate vicinity would be altered or obstructed?

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Comply with the County's SUP criteria and provide substantial buffers.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

None.

- c. What existing off-site sources of light or glare may affect your proposal?

None.

- d. Proposed measures to reduce or control light and glare impacts, if any:

None.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

None.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None. Archaeological Report confirms

- c. Proposed measures to reduce or control impacts, if any:

N/A

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

I-5 is immediately to the east of the subject property and primary access to the site will be from Avery Rd to the south. Limited, emergency access to the site will be provided to/from N. Military Rd to the west.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No. There is no public transit in the area.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Approx. 40+/- stalls will be provided at the auction building. An area of the site would be set aside to provide event parking for approximately 1000+/- vehicles.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

On a typical weekday, the completed project is expected to generate 88 vehicle trips per day. During the AM and PM peak hours (7 to 9 AM and 4 to 6 PM), the project is forecast to generate 12 vehicle trips per hour. Only the office component of the project is forecast to operate on a typical daily basis.

On Auction Events, which may occur between 4 to 8 times per year and over a total of 5 to 32 days per year, 300 AM and 300 PM peak hour vehicle trips are forecasted. During auctions site patrons are free to come and go throughout the auction event day. The auction event trip generation data was derived from past trip generation studies for other operating Richie Brothers Auctioneers sites across the country and Canada.

- g. Proposed measures to reduce or control transportation impacts, if any:

One of the reasons the proposed site was selected was because of its proximity to I-5 and exit 68. Most trips will use I-5 to arrive or leave the site.

15. **Public services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

*There will be a slight increase in need for police and fire services.
However, all other services are either not needed or provided on site (i.e. water well and septic system on site).*

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None needed.

16. **Utilities**

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Power, gas, phone, cable & data

C. **SIGNATURE**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Date Submitted: